HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Québec CMA

Date Released: Second Quarter 2016

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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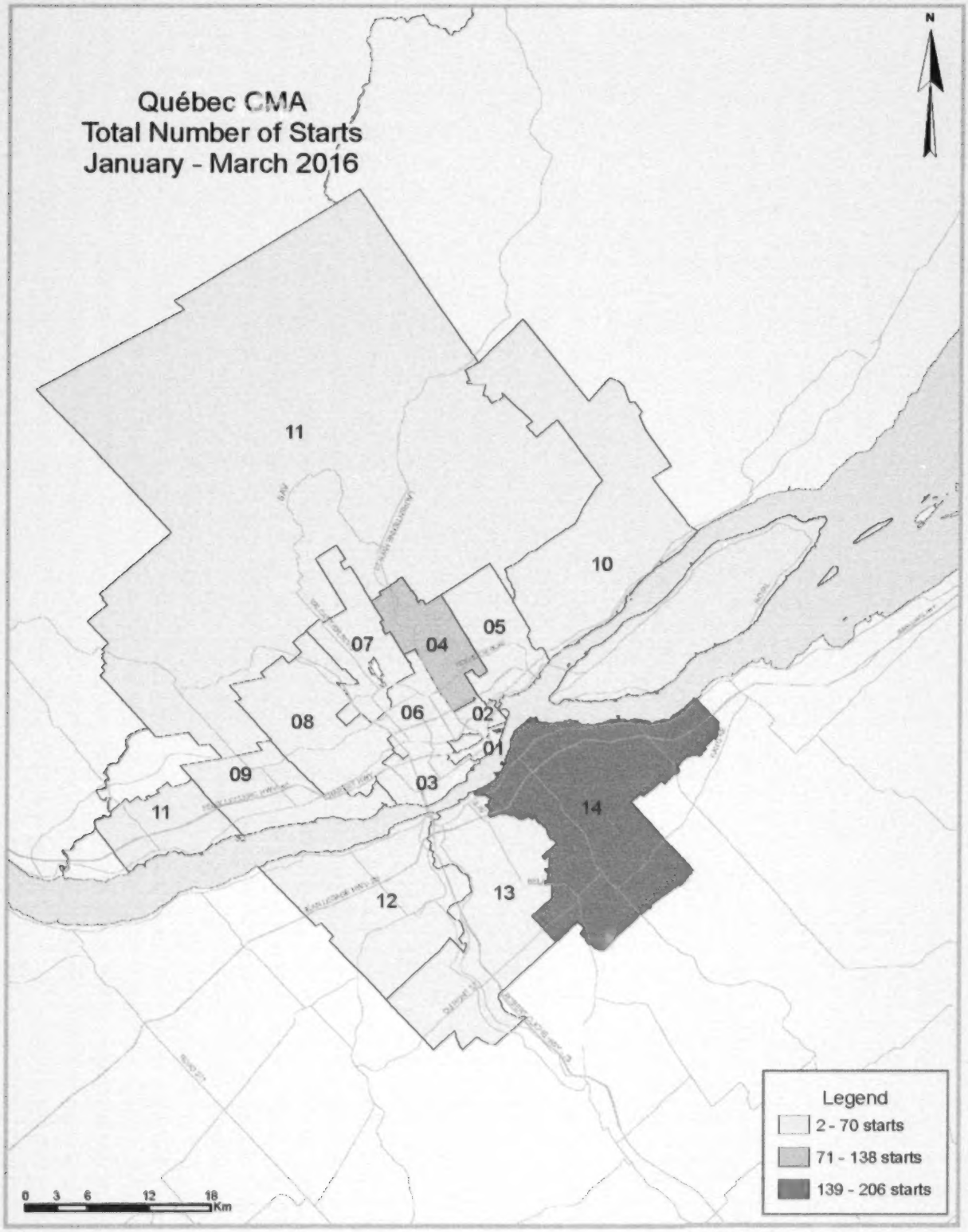
Québec CMA
Total Number of Starts
January - March 2016
N
11
10
05
07
04
08
06
02
01
09
03
11
14
12
13
Legend
2 - 70 starts
71 - 138 starts
139 - 206 starts
0 3 6 12 18
Km

ZONE DESCRIPTIONS - QUEBEC CMA			
Zones	**Name**	**Municipalities and Zones**	**Large Zones**
Zone 1	Haute-Ville	Districts of Saint-Jean-Baptiste, Montcalm, Vieux-Québec–Cap-Blanc–colline-Parlementaire and Saint-Sacrement	Québec Agglomeration
Zone 2	Basse-Ville	Districts of Saint-Roch, Saint-Sauveur, Maizerets, Vieux-Limoilou and Lairet	Québec Agglomeration
Zone 3	Sainte-Foy–Sillery	Districts of Sillery, Cité-Universitaire, Pointe-de-Sainte-Foy, Saint-Louis and Plateau	Québec Agglomeration
Zone 4	Charlesbourg	Borough of Charlesbourg	Québec Agglomeration
Zone 5	Beauport	Borough of Beauport	Québec Agglomeration
Zone 6	Les Rivières	Borough of Les Rivières	Québec Agglomeration
Zone 7	Haute-Saint-Charles	Districts of Lac-Saint-Charles, Châtelets, Saint-Émile and Loretteville	Québec Agglomeration
Zone 8	Val-Bélair–L'Ancienne-Lorette	Districts of Val-Bélair and Aéroport, and city of L'Ancienne-Lorette	Québec Agglomeration
Zone 9	Saint-Augustin–Cap-Rouge	City of Saint-Augustin-de-Desmaures and district of Cap-Rouge	Québec Agglomeration
Zone 10	Côte-de-Beaupré	Regional county municipalities of La Côte-de-Beaupré and L'Île-d'Orléans	Northern Suburbs
Zone 11	Jacques-Cartier	Regional county municipality of La Jacques-Cartier and city of Neuville	Northern Suburbs
Zone 12	South Shore West	Borough of Les Chutes-de-la-Chaudière-Ouest	South Shore
Zone 13	South Shore Centre	Borough of Les Chutes-de-la-Chaudière-Est and municipality of Saint-Lambert-de-Lauzon	South Shore
Zone 14	South Shore East	Borough of Desjardins and municipalities of Saint-Henri and Beaumont	South Shore

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) First Quarter 2016								
Quebec CMA[1]	Annual		Monthly SAAR			Trend[2]		
	2014	2015	Jan. 2016	Feb. 2016	Mar. 2016	Jan. 2016	Feb. 2016	Mar. 2016
Single-Detached	887	826	861	701	804	882	805	799
Multiples	3,562	4,616	528	2,808	2,016	4,632	3,906	3,302
Total	4,449	5,442	1,389	3,509	2,820	5,514	4,711	4,101
	Quarterly SAAR		Actual			YTD		
	2015 Q4	2016 Q1	2015 Q1	2016 Q1	% change	2015 Q1	2016 Q1	% change
Single-Detached	826	780	121	109	-9.9%	121	109	-9.9%
Multiples	4,331	2,860	737	446	-39.5%	737	446	-39.5%
Total	5,157	3,640	858	555	-35.3%	858	555	-35.3%

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Québec CMA First Quarter 2016									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Q1 2016	109	88	5	0	0	70	8	275	555
Q1 2015	121	68	15	0	0	216	0	438	858
% Change	-9.9	29.4	-66.7	n/a	n/a	-67.6	n/a	-37.2	-35.3
Year-to-date 2016	109	88	5	0	0	70	8	275	555
Year-to-date 2015	121	68	15	0	0	216	0	438	858
% Change	-9.9	29.4	-66.7	n/a	n/a	-67.6	n/a	-37.2	-35.3
UNDER CONSTRUCTION									
Q1 2016	241	140	72	0	8	760	12	3,011	4,244
Q1 2015	182	176	52	0	15	879	4	1,727	3,118
% Change	32.4	-20.5	38.5	n/a	-46.7	-13.5	200.0	74.3	36.1
COMPLETIONS									
Q1 2016	112	60	8	0	4	47	0	68	299
Q1 2015	116	76	49	0	12	65	0	350	668
% Change	-3.4	-21.1	-83.7	n/a	-66.7	-27.7	n/a	-80.6	-55.2
Year-to-date 2016	112	60	8	0	4	47	0	68	299
Year-to-date 2015	116	76	49	0	12	65	0	350	668
% Change	-3.4	-21.1	-83.7	n/a	-66.7	-27.7	n/a	-80.6	-55.2
COMPLETED & NOT ABSORBED									
Q1 2016	80	134	52	0	19	425	n/a	n/a	710
Q1 2015	84	198	92	0	16	560	n/a	n/a	950
% Change	-4.8	-32.3	-43.5	n/a	18.8	-24.1	n/a	n/a	-25.3
ABSORBED									
Q1 2016	110	81	20	0	6	112	n/a	n/a	329
Q1 2015	111	62	32	0	2	100	n/a	n/a	307
% Change	-0.9	30.6	-37.5	n/a	200.0	12.0	n/a	n/a	7.2
Year-to-date 2016	110	81	20	0	6	112	n/a	n/a	329
Year-to-date 2015	111	62	32	0	2	100	n/a	n/a	307
% Change	-0.9	30.6	-37.5	n/a	200.0	12.0	n/a	n/a	7.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Québec Agglomeration									
Q1 2016	42	56	5	0	0	67	0	70	240
Q1 2015	31	34	9	0	0	198	0	380	652
Northern Suburbs									
Q1 2016	44	10	0	0	0	0	0	1	55
Q1 2015	49	22	4	0	0	6	0	1	82
South Shore									
Q1 2016	23	22	0	0	0	3	8	204	260
Q1 2015	41	12	2	0	0	12	0	57	124
Québec CMA									
Q1 2016	109	88	5	0	0	70	8	275	555
Q1 2015	121	68	15	0	0	216	0	438	858
City of Québec									
Q1 2016	39	56	5	0	0	67	0	70	237
Q1 2015	25	30	9	0	0	27	0	380	471
City of Lévis									
Q1 2016	21	22	0	0	0	3	0	204	250
Q1 2015	39	12	2	0	0	0	0	42	95
UNDER CONSTRUCTION									
Québec Agglomeration									
Q1 2016	68	88	41	0	3	715	0	2,572	3,487
Q1 2015	57	110	21	0	4	771	0	1,346	2,309
Northern Suburbs									
Q1 2016	119	22	6	0	5	6	4	4	166
Q1 2015	70	38	6	0	11	38	4	13	180
South Shore									
Q1 2016	54	30	25	0	0	39	8	435	591
Q1 2015	55	28	25	0	0	70	0	368	629
Québec CMA									
Q1 2016	241	140	72	0	8	760	12	3,011	4,244
Q1 2015	182	176	52	0	15	879	4	1,727	3,118
City of Québec									
Q1 2016	65	88	41	0	3	334	0	2,383	2,914
Q1 2015	54	104	18	0	4	449	0	1,346	1,975
City of Lévis									
Q1 2016	45	30	25	0	0	39	0	435	574
Q1 2015	51	26	25	0	0	58	0	359	602

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Québec Agglomeration									
Q1 2016	35	52	6	0	4	44	0	39	180
Q1 2015	35	46	33	0	12	55	0	156	337
Northern Suburbs									
Q1 2016	44	8	0	0	0	0	0	1	53
Q1 2015	45	8	6	0	0	0	0	0	59
South Shore									
Q1 2016	33	0	2	0	0	3	0	28	66
Q1 2015	36	22	10	0	0	10	0	194	272
Québec CMA									
Q1 2016	112	60	8	0	4	47	0	68	299
Q1 2015	116	76	49	0	12	65	0	350	668
City of Québec									
Q1 2016	32	52	6	0	4	44	0	39	177
Q1 2015	30	46	33	0	12	53	0	156	330
City of Lévis									
Q1 2016	28	0	2	0	0	3	0	28	61
Q1 2015	32	20	10	0	0	10	0	188	260
COMPLETED & NOT ABSORBED									
Québec Agglomeration									
Q1 2016	21	90	17	0	18	331	n/a	n/a	477
Q1 2015	43	118	46	0	13	461	n/a	n/a	681
Northern Suburbs									
Q1 2016	38	25	8	0	1	33	n/a	n/a	105
Q1 2015	19	30	12	0	3	35	n/a	n/a	99
South Shore									
Q1 2016	21	19	27	0	0	61	n/a	n/a	128
Q1 2015	22	50	34	0	0	64	n/a	n/a	170
Québec CMA									
Q1 2016	80	134	52	0	19	425	n/a	n/a	710
Q1 2015	84	198	92	0	16	560	n/a	n/a	950
City of Québec									
Q1 2016	19	90	13	0	18	298	n/a	n/a	438
Q1 2015	41	117	38	0	13	401	n/a	n/a	610
City of Lévis									
Q1 2016	19	17	26	0	0	61	n/a	n/a	123
Q1 2015	21	45	29	0	0	62	n/a	n/a	157

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
First Quarter 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Québec Agglomeration									
Q1 2016	31	55	14	0	4	87	n/a	n/a	191
Q1 2015	39	35	23	0	2	82	n/a	n/a	181
Northern Suburbs									
Q1 2016	40	13	1	0	2	13	n/a	n/a	69
Q1 2015	42	10	4	0	0	9	n/a	n/a	65
South Shore									
Q1 2016	39	13	5	0	0	12	n/a	n/a	69
Q1 2015	30	17	5	0	0	9	n/a	n/a	61
Québec CMA									
Q1 2016	110	81	20	0	6	112	n/a	n/a	329
Q1 2015	111	62	32	0	2	100	n/a	n/a	307
City of Québec									
Q1 2016	28	55	14	0	4	85	n/a	n/a	186
Q1 2015	34	35	23	0	2	78	n/a	n/a	172
City of Lévis									
Q1 2016	34	11	5	0	0	12	n/a	n/a	62
Q1 2015	26	14	5	0	0	8	n/a	n/a	53

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 2: Starts by Submarket and by Dwelling Type
First Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	% Change
Québec Agglomeration											
Haute-Ville	0	0	0	0	0	0	10	0	10	0	n/a
Basse-Ville	0	0	0	0	0	0	18	0	18	0	n/a
Sainte-Foy–Sillery	14	2	8	2	0	0	4	307	26	311	-91.6
Charlesbourg	9	7	10	12	0	0	52	13	71	32	121.9
Beauport	5	2	10	4	5	0	20	5	40	11	**
Les Rivières	1	0	2	2	0	0	3	67	6	69	-91.3
Haute-Saint-Charles	6	5	6	4	0	0	9	4	21	13	61.5
Val-Bélair–L'Ancienne-Lorette	5	8	20	10	0	3	21	17	46	38	21.1
Saint-Augustin–Cap-Rouge	2	7	0	0	0	0	0	171	2	178	-98.9
Northern Suburbs											
Côte-de-Beaupré	13	22	0	0	0	0	0	1	13	23	-43.5
Jacques-Cartier	31	27	10	22	0	0	1	10	42	59	-28.8
South Shore											
South Shore West	6	14	4	0	0	0	12	8	22	22	0.0
South Shore Centre	4	12	8	6	0	0	20	24	32	42	-23.8
South Shore East	13	15	10	6	8	0	175	39	206	60	**
Québec CMA	109	121	88	68	13	3	345	666	555	858	-35.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Québec Agglomeration											
Haute-Ville	0	0	0	0	0	0	10	0	10	0	n/a
Basse-Ville	0	0	0	0	0	0	18	0	18	0	n/a
Sainte-Foy–Sillery	14	2	8	2	0	0	4	307	26	311	-91.6
Charlesbourg	9	7	10	12	0	0	52	13	71	32	121.9
Beauport	5	2	10	4	5	0	20	5	40	11	**
Les Rivières	1	0	2	2	0	0	3	67	6	69	-91.3
Haute-Saint-Charles	6	5	6	4	0	0	9	4	21	13	61.5
Val-Bélair–L'Ancienne-Lorette	5	8	20	10	0	3	21	17	46	38	21.1
Saint-Augustin–Cap-Rouge	2	7	0	0	0	0	0	171	2	178	-98.9
Northern Suburbs											
Côte-de-Beaupré	13	22	0	0	0	0	0	1	13	23	-43.5
Jacques-Cartier	31	27	10	22	0	0	1	10	42	59	-28.8
South Shore											
South Shore West	6	14	4	0	0	0	12	8	22	22	0.0
South Shore Centre	4	12	8	6	0	0	20	24	32	42	-23.8
South Shore East	13	15	10	6	8	0	175	39	206	60	**
Québec CMA	109	121	88	68	13	3	345	666	555	858	-35.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
First Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Québec Agglomeration								
Haute-Ville	0	0	0	0	2	0	8	0
Basse-Ville	0	0	0	0	0	0	18	0
Sainte-Foy–Sillery	0	0	0	0	4	0	0	307
Charlesbourg	0	0	0	0	43	10	9	3
Beauport	5	0	0	0	4	5	16	0
Les Rivières	0	0	0	0	0	0	3	67
Haute-Saint-Charles	0	0	0	0	0	4	9	0
Val-Bélair–L'Ancienne-Lorette	0	3	0	0	14	14	7	3
Saint-Augustin–Cap-Rouge	0	0	0	0	0	171	0	0
Northern Suburbs								
Côte-de-Beaupré	0	0	0	0	0	0	0	1
Jacques-Cartier	0	0	0	0	0	10	1	0
South Shore								
South Shore West	0	0	0	0	0	0	12	8
South Shore Centre	0	0	0	0	0	14	20	10
South Shore East	0	0	8	0	3	0	172	39
Québec CMA	5	3	8	0	70	228	275	438

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Québec Agglomeration								
Haute-Ville	0	0	0	0	2	0	8	0
Basse-Ville	0	0	0	0	0	0	18	0
Sainte-Foy–Sillery	0	0	0	0	4	0	0	307
Charlesbourg	0	0	0	0	43	10	9	3
Beauport	5	0	0	0	4	5	16	0
Les Rivières	0	0	0	0	0	0	3	67
Haute-Saint-Charles	0	0	0	0	0	4	9	0
Val-Bélair–L'Ancienne-Lorette	0	3	0	0	14	14	7	3
Saint-Augustin–Cap-Rouge	0	0	0	0	0	171	0	0
Northern Suburbs								
Côte-de-Beaupré	0	0	0	0	0	0	0	1
Jacques-Cartier	0	0	0	0	0	10	1	0
South Shore								
South Shore West	0	0	0	0	0	0	12	8
South Shore Centre	0	0	0	0	0	14	20	10
South Shore East	0	0	8	0	3	0	172	39
Québec CMA	5	3	8	0	70	228	275	438

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market First Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Québec Agglomeration								
Haute-Ville	0	0	2	0	8	0	10	0
Basse-Ville	0	0	0	0	18	0	18	0
Sainte-Foy–Sillery	22	4	4	0	0	307	26	311
Charlesbourg	19	21	43	8	9	3	71	32
Beauport	20	6	4	5	16	0	40	11
Les Rivières	3	2	0	0	3	67	6	69
Haute-Saint-Charles	12	13	0	0	9	0	21	13
Val-Bélair–L'Ancienne-Lorette	25	21	14	14	7	3	46	38
Saint-Augustin–Cap-Rouge	2	7	0	171	0	0	2	178
Northern Suburbs								
Côte-de-Beaupré	13	22	0	0	0	1	13	23
Jacques-Cartier	41	53	0	6	1	0	42	59
South Shore								
South Shore West	10	14	0	0	12	8	22	22
South Shore Centre	12	20	0	12	20	10	32	42
South Shore East	23	21	3	0	180	39	206	60
Québec CMA	202	204	70	216	283	438	555	858

Table 2.5: Starts by Submarket and by Intended Market January - March 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Québec Agglomeration								
Haute-Ville	0	0	2	0	8	0	10	0
Basse-Ville	0	0	0	0	18	0	18	0
Sainte-Foy–Sillery	22	4	4	0	0	307	26	311
Charlesbourg	19	21	43	8	9	3	71	32
Beauport	20	6	4	5	16	0	40	11
Les Rivières	3	2	0	0	3	67	6	69
Haute-Saint-Charles	12	13	0	0	9	0	21	13
Val-Bélair–L'Ancienne-Lorette	25	21	14	14	7	3	46	38
Saint-Augustin–Cap-Rouge	2	7	0	171	0	0	2	178
Northern Suburbs								
Côte-de-Beaupré	13	22	0	0	0	1	13	23
Jacques-Cartier	41	53	0	6	1	0	42	59
South Shore								
South Shore West	10	14	0	0	12	8	22	22
South Shore Centre	12	20	0	12	20	10	32	42
South Shore East	23	21	3	0	180	39	206	60
Québec CMA	202	204	70	216	283	438	555	858

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
First Quarter 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	% Change
Québec Agglomeration											
Haute-Ville	0	0	2	0	0	0	16	29	18	29	-37.9
Basse-Ville	1	0	0	0	0	0	14	11	15	11	36.4
Sainte-Foy–Sillery	8	4	8	0	0	0	6	10	22	14	57.1
Charlesbourg	3	3	0	8	0	17	6	4	9	32	-71.9
Beauport	5	4	10	10	4	12	7	22	26	48	-45.8
Les Rivières	0	0	2	4	0	0	18	121	20	125	-84.0
Haute-Saint-Charles	7	8	24	6	0	0	11	11	42	25	68.0
Val-Bélair–L'Ancienne-Lorette	7	11	10	18	0	0	7	17	24	46	-47.8
Saint-Augustin–Cap-Rouge	4	5	0	0	0	0	0	2	4	7	-42.9
Northern Suburbs											
Côte-de-Beaupré	13	4	0	0	0	0	1	0	14	4	**
Jacques-Cartier	31	41	8	8	0	0	0	6	39	55	-29.1
South Shore											
South Shore West	13	17	0	4	0	0	6	149	19	170	-88.8
South Shore Centre	10	12	0	6	0	0	2	35	12	53	-77.4
South Shore East	10	7	0	12	0	0	25	30	35	49	-28.6
Québec CMA	112	116	64	76	4	29	119	447	299	668	-55.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - March 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Québec Agglomeration											
Haute-Ville	0	0	2	0	0	0	16	29	18	29	-37.9
Basse-Ville	1	0	0	0	0	0	14	11	15	11	36.4
Sainte-Foy–Sillery	8	4	8	0	0	0	6	10	22	14	57.1
Charlesbourg	3	3	0	8	0	17	6	4	9	32	-71.9
Beauport	5	4	10	10	4	12	7	22	26	48	-45.8
Les Rivières	0	0	2	4	0	0	18	121	20	125	-84.0
Haute-Saint-Charles	7	8	24	6	0	0	11	11	42	25	68.0
Val-Bélair–L'Ancienne-Lorette	7	11	10	18	0	0	7	17	24	46	-47.8
Saint-Augustin–Cap-Rouge	4	5	0	0	0	0	0	2	4	7	-42.9
Northern Suburbs											
Côte-de-Beaupré	13	4	0	0	0	0	1	0	14	4	**
Jacques-Cartier	31	41	8	8	0	0	0	6	39	55	-29.1
South Shore											
South Shore West	13	17	0	4	0	0	6	149	19	170	-88.8
South Shore Centre	10	12	0	6	0	0	2	35	12	53	-77.4
South Shore East	10	7	0	12	0	0	25	30	35	49	-28.6
Québec CMA	112	116	64	76	4	29	119	447	299	668	-55.2

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
First Quarter 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Québec Agglomeration								
Haute-Ville	0	0	0	0	16	29	0	0
Basse-Ville	0	0	0	0	0	11	14	0
Sainte-Foy–Sillery	0	0	0	0	5	10	1	0
Charlesbourg	0	17	0	0	5	4	1	0
Beauport	4	12	0	0	0	10	7	12
Les Rivières	0	0	0	0	18	0	0	121
Haute-Saint-Charles	0	0	0	0	2	5	9	6
Val-Bélair–L'Ancienne-Lorette	0	0	0	0	0	0	7	17
Saint-Augustin–Cap-Rouge	0	0	0	0	0	2	0	0
Northern Suburbs								
Côte-de-Beaupré	0	0	0	0	0	0	1	0
Jacques-Cartier	0	0	0	0	0	6	0	0
South Shore								
South Shore West	0	0	0	0	0	0	6	149
South Shore Centre	0	0	0	0	2	14	0	21
South Shore East	0	0	0	0	3	6	22	24
Québec CMA	4	29	0	0	51	97	68	350

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - March 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Québec Agglomeration								
Haute-Ville	0	0	0	0	16	29	0	0
Basse-Ville	0	0	0	0	0	11	14	0
Sainte-Foy–Sillery	0	0	0	0	5	10	1	0
Charlesbourg	0	17	0	0	5	4	1	0
Beauport	4	12	0	0	0	10	7	12
Les Rivières	0	0	0	0	18	0	0	121
Haute-Saint-Charles	0	0	0	0	2	5	9	6
Val-Bélair–L'Ancienne-Lorette	0	0	0	0	0	0	7	17
Saint-Augustin–Cap-Rouge	0	0	0	0	0	2	0	0
Northern Suburbs								
Côte-de-Beaupré	0	0	0	0	0	0	1	0
Jacques-Cartier	0	0	0	0	0	6	0	0
South Shore								
South Shore West	0	0	0	0	0	0	6	149
South Shore Centre	0	0	0	0	2	14	0	21
South Shore East	0	0	0	0	3	6	22	24
Québec CMA	4	29	0	0	51	97	68	350

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market First Quarter 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015	Q1 2016	Q1 2015
Québec Agglomeration								
Haute-Ville	2	0	16	29	0	0	18	29
Basse-Ville	1	0	0	11	14	0	15	11
Sainte-Foy–Sillery	16	14	5	0	1	0	22	14
Charlesbourg	5	20	3	12	1	0	9	32
Beauport	15	26	4	10	7	12	26	48
Les Rivières	2	4	18	0	0	121	20	125
Haute-Saint-Charles	31	16	2	3	9	6	42	25
Val-Bélair–L'Ancienne-Lorette	17	29	0	0	7	17	24	46
Saint-Augustin–Cap-Rouge	4	5	0	2	0	0	4	7
Northern Suburbs								
Côte-de-Beaupré	13	4	0	0	1	0	14	4
Jacques-Cartier	39	55	0	0	0	0	39	55
South Shore								
South Shore West	13	21	0	0	6	149	19	170
South Shore Centre	12	22	0	10	0	21	12	53
South Shore East	10	25	3	0	22	24	35	49
Québec CMA	180	241	51	77	68	350	299	668

Table 3.5: Completions by Submarket and by Intended Market January - March 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Québec Agglomeration								
Haute-Ville	2	0	16	29	0	0	18	29
Basse-Ville	1	0	0	11	14	0	15	11
Sainte-Foy–Sillery	16	14	5	0	1	0	22	14
Charlesbourg	5	20	3	12	1	0	9	32
Beauport	15	26	4	10	7	12	26	48
Les Rivières	2	4	18	0	0	121	20	125
Haute-Saint-Charles	31	16	2	3	9	6	42	25
Val-Bélair–L'Ancienne-Lorette	17	29	0	0	7	17	24	46
Saint-Augustin–Cap-Rouge	4	5	0	2	0	0	4	7
Northern Suburbs								
Côte-de-Beaupré	13	4	0	0	1	0	14	4
Jacques-Cartier	39	55	0	0	0	0	39	55
South Shore								
South Shore West	13	21	0	0	6	149	19	170
South Shore Centre	12	22	0	10	0	21	12	53
South Shore East	10	25	3	0	22	24	35	49
Québec CMA	180	241	51	77	68	350	299	668

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
First Quarter 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $200,000		$200,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Québec Agglomeration													
Q1 2016	1	10.0	3	30.0	1	10.0	1	10.0	4	40.0	10	-	-
Q1 2015	2	6.9	19	65.5	4	13.8	1	3.4	3	10.3	29	-	295,000
Year-to-date 2016	1	10.0	3	30.0	1	10.0	1	10.0	4	40.0	10	-	-
Year-to-date 2015	2	6.9	19	65.5	4	13.8	1	3.4	3	10.3	29	-	295,000
Northern Suburbs													
Q1 2016	3	17.6	3	17.6	4	23.5	2	11.8	5	29.4	17	-	400,884
Q1 2015	2	7.1	11	39.3	7	25.0	5	17.9	3	10.7	28	-	283,460
Year-to-date 2016	3	17.6	3	17.6	4	23.5	2	11.8	5	29.4	17	-	400,884
Year-to-date 2015	2	7.1	11	39.3	7	25.0	5	17.9	3	10.7	28	-	283,460
South Shore													
Q1 2016	1	4.3	2	8.7	8	34.8	5	21.7	7	30.4	23	-	377,386
Q1 2015	3	12.5	3	12.5	14	58.3	3	12.5	1	4.2	24	-	-
Year-to-date 2016	1	4.3	2	8.7	8	34.8	5	21.7	7	30.4	23	-	377,386
Year-to-date 2015	3	12.5	3	12.5	14	58.3	3	12.5	1	4.2	24	-	-
Québec CMA													
Q1 2016	5	10.0	8	16.0	13	26.0	8	16.0	16	32.0	50	385,000	415,163
Q1 2015	7	8.6	33	40.7	25	30.9	9	11.1	7	8.6	81	300,000	334,334
Year-to-date 2016	5	10.0	8	16.0	13	26.0	8	16.0	16	32.0	50	385,000	415,163
Year-to-date 2015	7	8.6	33	40.7	25	30.9	9	11.1	7	8.6	81	300,000	334,334
City of Québec													
Q1 2016	1	12.5	3	37.5	0	0.0	1	12.5	3	37.5	8	-	-
Q1 2015	2	7.7	16	61.5	4	15.4	1	3.8	3	11.5	26	285,000	311,501
Year-to-date 2016	1	12.5	3	37.5	0	0.0	1	12.5	3	37.5	8	-	-
Year-to-date 2015	2	7.7	16	61.5	4	15.4	1	3.8	3	11.5	26	285,000	311,501
City of Lévis													
Q1 2016	1	4.5	1	4.5	8	36.4	5	22.7	7	31.8	22	-	423,099
Q1 2015	3	14.3	3	14.3	11	52.4	3	14.3	1	4.8	21	-	333,886
Year-to-date 2016	1	4.5	1	4.5	8	36.4	5	22.7	7	31.8	22	-	423,099
Year-to-date 2015	3	14.3	3	14.3	11	52.4	3	14.3	1	4.8	21	-	333,886

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units First Quarter 2016						
Submarket	Q1 2016	Q1 2015	% Change	YTD 2016	YTD 2015	% Change
Québec Agglomeration						
Haute-Ville	-	-	n/a	-	-	n/a
Basse-Ville	-	-	n/a	-	-	n/a
Sainte-Foy–Sillery	-	-	n/a	-	-	n/a
Charlesbourg	-	-	n/a	-	-	n/a
Beauport	-	-	n/a	-	-	n/a
Les Rivières	-	-	n/a	-	-	n/a
Haute-Saint-Charles	-	295,000	n/a	-	295,000	n/a
Val-Bélair–L'Ancienne-Lorette	-	-	n/a	-	-	n/a
Saint-Augustin–Cap-Rouge	-	-	n/a	-	-	n/a
Northern Suburbs						
Côte-de-Beaupré	400,884	-	n/a	400,884	-	n/a
Jacques-Cartier	-	283,460	n/a	-	283,460	n/a
South Shore						
South Shore West	483,074	-	n/a	483,074	-	n/a
South Shore Centre	346,125	-	n/a	346,125	-	n/a
South Shore East	-	-	n/a	-	-	n/a
Québec CMA	411,570	331,550	24.1	411,570	331,550	24.1

Source: CMHC (Market Absorption Survey)

Table 5: Centris® Residential Activity[1] for Quebec

	Number of Sales	Number of New Listings	Number of Active Listings	Average Price ($)	Active Listings to Sales Ratio[2]	Last Four Quarters[3] Average Price[2] ($)	Last Four Quarters[3] Active Listings to Sales Ratio[2]
SINGLE FAMILY*							
Q1 2016	1,388	2,691	4,575	269,011	9.9	275,296	11.1
Q1 2015	1,370	2,684	4,229	268,803	9.3	273,709	10.2
% Change	1.3	0.3	8.2	0.1	n/a	0.6	n/a
YTD 2016	1,388	2,691	4,575	269,011	9.9	n/a	n/a
YTD 2015	1,370	2,684	4,229	268,803	9.3	n/a	n/a
% Change	1.3	0.3	8.2	0.1	n/a	n/a	n/a
CONDOMINIUMS*							
Q1 2016	452	1,208	2,597	203,512	17.2	219,207	20.0
Q1 2015	462	1,268	2,457	220,338	16.0	226,012	18.4
% Change	-2.2	-4.7	5.7	-7.6	n/a	-3.0	n/a
YTD 2016	452	1,208	2,597	203,512	17.2	n/a	n/a
YTD 2015	462	1,268	2,457	220,338	16.0	n/a	n/a
% Change	-2.2	-4.7	5.7	-7.6	n/a	n/a	n/a
PLEX*							
Q1 2016	133	297	535	316,749	12.1	311,953	12.2
Q1 2015	111	289	498	293,608	13.5	306,463	12.0
% Change	19.8	2.8	7.4	7.9	n/a	1.8	n/a
YTD 2016	133	297	535	316,749	12.1	n/a	n/a
YTD 2015	111	289	498	293,608	13.5	n/a	n/a
% Change	19.8	2.8	7.4	7.9	n/a	n/a	n/a
TOTAL							
Q1 2016	1,974	4,201	7,721	256,820	11.7	264,557	13.2
Q1 2015	1,943	4,243	7,197	258,882	11.1	264,450	12.2
% Change	1.6	-1.0	7.3	-0.8	n/a	0.0	n/a
YTD 2016	1,974	4,201	7,721	256,820	11.7	n/a	n/a
YTD 2015	1,943	4,243	7,197	258,882	11.1	n/a	n/a
% Change	1.6	-1.0	7.3	-0.8	n/a	n/a	n/a

[1] Source: QFREB by the Centris® system
[2] Calculations: CMHC.
[3] Weighted average for the last four quarters, to reduce strong variations from one quarter to another and give a clearer trend.
-- Data not available when there are fewer than 30 sales.
n/a Not applicable.
* Refer to Centris® for the definitions.
*** Observed change greater than 100%.

Table 6: Economic Indicators
First Quarter 2016

		Interest Rates			NHPI, Total, Québec CMA 2007=100	CPI, 2002 =100	Québec Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	123.2	122.7	427.8	5.4	67.1	820
	February	567	2.89	4.74	123.0	123.9	427.9	5.5	67.1	826
	March	567	2.89	4.74	123.1	124.8	433.8	5.2	68.0	837
	April	561	2.89	4.64	123.1	124.8	438.2	4.9	68.9	833
	May	561	2.89	4.64	122.3	125.3	446.8	4.1	69.8	830
	June	561	2.89	4.64	122.5	125.2	447.3	4.0	70.1	831
	July	561	2.89	4.64	122.5	125.3	446.8	4.0	70.1	828
	August	561	2.89	4.64	122.3	125.2	444.9	4.9	70.5	839
	September	561	2.89	4.64	122.3	125.1	444.6	4.9	69.8	845
	October	561	2.89	4.64	122.3	125.2	446.9	5.0	69.9	849
	November	561	3.14	4.64	122.1	124.9	445.5	4.8	69.2	848
	December	561	3.14	4.64	122.1	124.4	445.3	4.9	69.2	842
2016	January	561	3.14	4.64	122.1	124.5	441.9	5.2	68.6	846
	February	561	3.14	4.64	122.1	125.0	439.3	5.1	67.9	841
	March	561	3.14	4.64		125.5	432.8	5.1	67.1	845
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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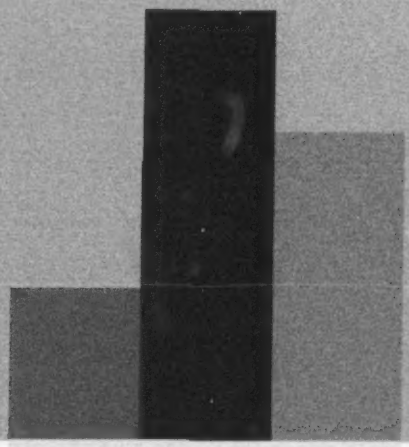

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